

1 BILL NO. R-83-06-12

2 DECLARATORY RESOLUTION NO. R-56-83

3 A DECLARATORY RESOLUTION designating
4 an "Urban Development Area" under
I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 June 6, 1983, to have the following described property designated
7 and declared an "Urban Development Area" under Division 6, Art-
8 icle II, Chapter 2 of the Municipal Code of the City of Fort
9 Wayne, Indiana of 1974, as amended, and I.C. 6-1.1-12.1, to-wit:

10 Lots 25 through 28 Centlivre Addition;
11 said property more commonly known as 2305 Spy Run Ave., bounded
12 by Spy Run Ave. & State St.; and

13 WHEREAS, it appears that said petition should be pro-
14 cessed to final determination in accordance with the provisions
15 of said Division 6.

16 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
17 OF THE CITY OF FORT WAYNE, INDIANA:

18 SECTION 1. That, subject to the requirements of Sec-
19 tion 2 below, the property hereinabove described is hereby de-
20 signated and declared an "Urban Development Area" under I.C.
21 6-1.1-12.1.

22 (a) An affirmative ("Do Pass") recommendation by the
23 Fort Wayne Redevelopment Commission, after due
24 hearing, analysis and study in accordance with
25 the provision of Division 6, Article II, Chapter
26 2 of the Municipal Code of the City of Fort Wayne,
27 Indiana of 1974, as amended; and

28 (b) Final confirmation hereof by due passage upon the
29 final vote hereon.

30 SECTION 2. That this Resolution shall be in full force
31
32

1 Page Two

2
3 and effect from and after its passage and any and all necessary
4 approval by the Mayor.

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Councilmember

7
8 APPROVED AS TO FORM
9 AND LEGALITY

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11 _____
12 Bruce O. Boxberger, City Attorney
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Read only
mem

Read the first time in full and on motion by Stier,
seconded by Talarico, and duly adopted, read the second time
by title and referred to the Committee Regulations (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of _____,

DATE: 6-14-83, 1983, at Sandra E. Kennedy o'clock 6.M., E.S.T.
CITY CLERK

Read the third time in full and on motion by Stier,
seconded by Mr. Dinkler, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCRUGGS</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 8-23-83 Sandra E. Kennedy
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (~~ZONING MAP~~) (GENERAL) (ANNEXATION) (SPECIAL)
(~~APPROPRIATION~~) ORDINANCE (RESOLUTION) NO. D-56-83
on the 23rd day of August, 1983.

ATTEST: (SEAL)
Sandra E. Kennedy Ray A. Ebert
CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 24th day of August, 1983, at the hour of
11:30 o'clock A.M., E.S.T.
Sandra E. Kennedy
CITY CLERK

Approved and signed by me this _____ day of _____
19_____, at the hour of _____ o'clock _____ M., E.S.T.
Win Moses, Jr.
WIN MOSES, JR. - MAYOR

NO. 34

19

RECEIVED FROM Richard L. Smith

50.00 DOLLARS

Account Total \$ 50.00

Amount Paid \$ 50.00

Balance Due \$ 0.00

Richard L. Smith

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property _____
 2305 Spry Run Ave.
 Fort Wayne Ind. 46805

Street Boundaries (if applicable)
 Spy Run Ave. & State St.

2. Legal Description of Property _____
 16~~es~~ 25~~th~~ through 28 Centlivre
 Addition

3. Township Wayne
4. Taxing District _____
5. Current Zoning District _____
 M-2
6. Variance Grant (if any) _____

7. Owner(s) _____
 Richard Leitch

8. Address of Owner(s) _____
 6207 Stoneybrook Dr.
 Fort Wayne Ind. 46815

9. Telephone Number _____
 485-9341
10. Agent of Owner (if any) _____

11. Address _____

12. Telephone Number _____

13. Relationship of Agent to Owner _____
14. Instrument Number of Commitments or Covenants Enforceable by City (if any) _____

15. Current Use of Property
 (a) How is property presently used? _____
 presently not in use
 (b) What structure(s) (if any) are on the property?
 structure one is 50x60 structure two is 24x200ft.
 (c) What is the condition of this structure/these structures?
 fair
16. Current Assessment on Land and Improvements
 (a) What is the amount of latest assessment? Land \$13,718.00
 buildings \$31,447.00
 (b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) \$3,044.00

17. Description of Project Building one is for floral shop retail.
Building two is to be remodel into 8 to 10 retail shops.
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? At once
- (b) When is completion expected? Sept. 1, 1983
19. Cost of project (not including land cost) \$ \$100,000.00
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? 25
- (b) What kind of work will employees be engaged in? Retail
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? 20
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) none
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? _____
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? _____
- (b) Will the project improve or replace a deteriorated or obsolete structure? yes

- (c) Will the project preserve a historically or architecturally significant structure? _____

- (d) Will the project contribute to the conservation and/or stability of a neighborhood? _____

- (e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? Yes _____

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes X No

25. Financing on Project

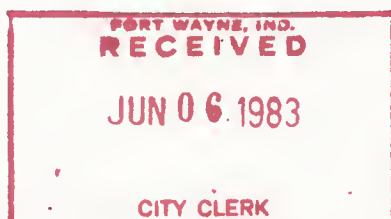
What is the status of financing connected with the project?

Looking for financing

I hereby certify that the information and representations on this Application are true and complete.

Richard Leitch
 Signature(s) of Owner(s)

June 6 - 83
 Date



BILL NO. R-83-06-12

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
~~ORDINANCE~~ A DECLARATORY RESOLUTION designating an "Urban Development
Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

JAMES S. STIER, CHAIRMAN

JANET G. BRADBURY, VICE CHAIRMAN

VICTURE L. SCRUGGS

MARK E. GIAQUINTA

ROY J. SCHOMBURG

Janet G. Bradbury
Victure Scruggs
Mark E. Giaquinta
R. J. Schomburg

Concurred 8-23 S. Kennedy

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution Q-83-06-12DEPARTMENT REQUESTING ORDINANCE City Clerk's OfficeSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Urban
Development Area" under I.C. 6-1.1-12.1.Lots 25 through 28 Centlivre AdditionEFFECT OF PASSAGE Project will improve a deteriorated or obsolete
structure and provide 20 new jobs for Fort Wayne as a result of completion.EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$100,000.00 (not including
land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) _____

**FORT WAYNE
REDEVELOPMENT
COMMISSION**

DATE: August 10, 1983
TO: Councilman James S. Stier, Council
Committee on Regulations
FROM: Gary E. Wasson, Executive Director
SUBJECT: City Council Bill No. 83-06-12
Tax Abatement - Richard Leitch

Background

On June 14, 1983, Declaratory Resolution No. 83-06-12 was introduced in City Council requesting designation of the property located at 2305 Spy Run Avenue, Fort Wayne, Indiana as as "Urban Development Area" for purposes of tax abatement. The Resolution was then referred to the Redevelopment Commission for Public Hearing.

Action

The Fort Wayne Redevelopment Commission conducted the Public Hearing on August 8, 1983. No one spoke in opposition to the abatement requested.

Recommendation

Following the Public Hearing, the Redevelopment Commission at their Regular Meeting on August 8, 1983, did adopt the attached Resolution No. 83-36 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Lots 25 through 28 Centlivre Addition

More commonly known as 2305 Spy Run Avenue

as an "Urban Development Area" for purposes of I.C. 6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff received the aforementioned application and found that:

1. Richard Leitch proposes to remodel two separate structures. One is to be a floral shop and the other is to house eight to ten retail shops.
2. Following the completion of the remodeling, there is expected to be twenty-five permanent jobs for Fort Wayne.

Councilman James S. Stier
Page 2
August 10, 1983

3. The project address the intent of the City of Fort Wayne, Indiana Municipal Code under Division 6, Article II, Chapter 2, as amended, and I.C. 6-1.1-12.1 as follows:
 - a. Lack of development
 - b. Cessation of growth
 - c. Deterioration of improvements or character of occupancy
 - d. Age obsolescence
 - e. Neighborhood conservation and stabilization
 - f. Improvement of the physical appearance of the City
 - g. Rehabilitation of deteriorated structures
 - h. increase in employment

If you need any additional information, please contact the Commission.

GEW/jw
enclosures
cc: Sandra Kennedy ✓
City Clerk

RESOLUTION NO. 83-36

RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF CITY OF FORT WAYNE,
DEPARTMENT OF REDEVELOPMENT RECOMMENDING TO THE
COMMON COUNCIL OF THE CITY OF FORT WAYNE
ADOPTION OF THE DECLARATORY RESOLUTION
DESIGNATING A PARCEL OF REAL ESTATE AS AN
URBAN DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne, and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on August 8, 1983 at 7:30 P.M. (EST) in the Board of Works Hearing Room of the City-County in the City of Fort Wayne, Indiana, at which hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel, and

WHEREAS, said public hearing was held on August 8, 1983 at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to

express their views with respect to said Declaratory Resolution,
and

WHEREAS, the Commission requested all persons desiring
to file written remonstrances or objections to do so at said meeting;
and

WHEREAS, the Commission has heard all persons who have
expressed views or voiced any objections to said Declaratory Resolution,
has considered their objections so voiced, and therefore, the
Commission prepared to take final action on said Declaratory Resolution;
and

WHEREAS, the Commission, after careful consideration
of comments and objections made at said hearing and upon further
review of the entire proceedings, finds that the following described
parcel of real estate lies within a geographic area located within
the corporate limits of the City of Fort Wayne which is undesirable
for, or impossible of, normal development and occupancy because
of a lack of development, cessation of growth, deterioration of
improvements or character of occupancy, age obsolescence, substandard
buildings or other factors which have impaired values or prevent
a normal development of property or use of property, or lies within
an area where a facility or a group of facilities that are technolog-
ically, economically, or energy obsolete are located and where
the obsolescence may lead to a decline in employment and tax revenues,
to wit:

Lots 25 through 28 Centlivre Addition

said property more commonly known as 2305 Spy Run Avenue, bounded
by Spy Run Avenue and State Street; and

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne
Redevelopment Commission, Governing Body of City of Fort Wayne,

Department of Redevelopment does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, Sections 2 and 3 as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) if said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation on real estate
- (4) for a period of five (5) years after the date on new manufacturing equipment.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:30 P.M. (EST) on August 8, 1983 and duly recorded in the records of said Fort Wayne Redevelopment Commission.


FORT WAYNE REDEVELOPMENT COMMISSION

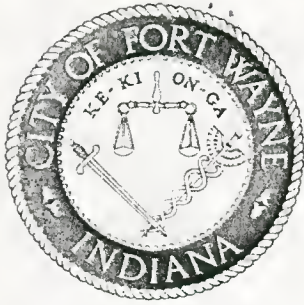
By Robert L. Thompson, Jr., President

By Irwin C. Bandemer, Secretary

ATTEST:


Gary D. Wasson, Executive Director

ADOPTED: August 8, 1983



The City of Fort Wayne

August 28, 1983

Richar Leitch
6207 Stoneybrook Dr.
Fort Wayne, IN 46815

Dear Sir:

Enclosed please find resolution related to your application for tax abatement. This resolution is to be presented to the County Auditor.

If there are any further questions please call Gary Wasson, Redevelopment Department, 427-1227.

Sincerely,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1